

**Bedford Community Preservation Committee
Minutes of Wednesday, June 3, 2015 - Regular Session
Town Hall, Second Floor Conference Room**

Members Present: Cathy Cordes (at-large member), Chair; Don Corey (Historic Preservation Commission); Robin Steele (Recreation Commission); Eugene Clerkin (Housing Authority); Steven Hagan (Conservation Commission); Christina Wilgren (Bedford Housing Partnership); Vito LaMura (at-large member); Shawn Hanegan (Planning Board)

Absent: Margot Fleischman (Selectman, Park Commissioner)

Also Present: Assistant Town Manager Jessica Porter; Bedford Housing Partnership members Jean Hammond, Jane Puffer, Irma Carter and Lisa Mustapich; Finance Committee member Barbara Perry

1. Call Meeting to Order

Chair Cordes opened the meeting at 8:00 p.m. with a quorum present.

2. Joint Meeting with the Bedford Housing Partnership (BHP) to discuss future housing projects

Ms. Wilgren provided an update on proposed housing projects.

Preservation of modest homes for economic diversity

This project proposes buying less expensive homes and placing a deed restriction on that home to prevent it from being torn down. Ms. Porter stated that a developer met with the BHP and expressed interest in working with the Town on this project. Similar projects have been done in other communities but not necessarily in conjunction with the Town. Since lower priced homes usually sell fast it may be hard to get the funds quickly enough to buy these homes. The developer would need to front the cost and be reimbursed by CPC funds or a fund could be established in advance. In addition the homes may need substantial work to bring it up to code.

Housing for Homeless Bedford Residents without Children

Ms. Wilgren explained that homelessness tends to be invisible to the Town when there are not children involved. Youth and Family Services works on these cases but residents without children usually have to leave the Town. The program does not have any definite information yet but is more to draw attention to the problem.

Expiring Use at Bedford Village

Ms. Wilgren explained that the affordable units at Bedford Village could become market rate in 2017. Mr. Clerkin does not think that this will happen because of 40T legislation that handles expiring use. Mass Housing would have to agree to this and they do not like to take properties off the affordable housing list.

Housing for Minimum Wage earners earning less than \$24.64 per hour

There are few housing options for this group. This program could potentially help match potential renters with shared housing options, homeowners looking to rent out a room, housing above commercial development or with homeowners who need 8-10 hours of work done a week around the house in exchange for rent.

CPC could fund advertisement for such options or help purchase a home for shared living spaces.

Ms. Porter mentioned that staff would be speaking with the GSA concerning the coast guard property on Friday, June 19, 2015.

Ms. Mustapich made a motion for the Bedford Housing Partnership meeting to adjourn. Ms. Wilgren seconded the motion.

The motion passed 5-0-0.

3. Athletic Fields Update

Public Works Director Roy Sorenson will provide a detailed athletic fields update to the Selectmen in June or July.

4. Nomination and Election of Officers

Chair Cordes acknowledged that Mr. LaMura and Mr. Clerkin were not renewing their terms on CPC and thanked them for the service.

Chair Cordes opened the nominations for Chair.

Mr. LaMura moved to nominate Robin Steele as chair of the Community Preservation Committee. Mr. Clerk seconded the motion

The motion passed 8-0-0.

Mr. Hanegan moved to close nominations for chair. Mr. LaMura seconded the motion.

The motion passed 8-0-0.

Ms. Steele was elected chair by a vote of 8-0-0.

Mr. Clerkin moved to nominate Shawn Hanegan as Vice-chair of the Community Preservation Committee. Mr. LaMura seconded the motion.

The motion passed 8-0-0.

Mr. Corey moved to close nomination for vice-chair. Mr. LaMura seconded the motion.

The motion passed 5-0-0.

Mr. Hanegan was elected vice-chair by a vote of 8-0-0.

5. Review of Town Meeting/Budgets/ Six Year Plan

Ms. Cordes referenced the email from Stuart Saginor from the Community Preservation Coalition dated May 26, 2015. It asked municipalities to support proposed legislation that would increase revenue for the statewide CPA Trust Fund. Without this funding CPC cannot be sure of the status of the state budget and there may not be any funds for fall and that the deficit would have to be made up in the Spring of 2016. CPC budgeted for a twenty-eight percent match from the state but DOR guidelines recommend using 21%. Ms. Cordes does not think that the budget has to be redone at this time but suggested waiting until we know more.

6. Community Preservation Coalition – (\$4,350.00)

Mr. Corey moved that Community Preservation Committee pay the dues to the Community Preservation Coalition in the amount of \$4,350.00. Mr. Clerkin seconded the motion.

The motion passed 5-2-1, Mr. La Mura and Ms. Cordes voted against and Mr. Hagan abstained.

7. Proposed CPA Legislation – *An Act to Sustain Community Preservation Revenue*

Mr. Corey moved that the Community Preservation Committee authorize Chair Steele to send a letter to the legislature in support of proposed legislation that would increase revenue for the CPA Trust Funds. Mr. Clerkin seconded the motion.

The motion passed 8-0-0.

Ms. Porter offered to draft the letter for Ms. Steele's signature based on the template provided.

8. Minutes – February 5, 2015

Mr. LaMura made a motion to approve the minutes of February 5, 2015 as written. Mr. Corey seconded the motion.

The motion passed 7-0-1. Mr. Hanegan abstained as he was not present.

9. Discussion of Future Requests

A study is being conducted at Springs Brook Park to help determine what the long term plan will be for the property.

10. Schedule Next Meeting

The next meeting has tentatively been scheduled for Tuesday, September 8, 2015.

Mr. LaMura a motion to adjourn. Mr. Hanegan seconded the motion.

The motion passed 8-0-0.

The meeting adjourned at 9:25 p.m.